



Ordinance Number:	16-07
Petition Number:	1604-PUD-04
Petitioner:	Northview Christian Life Church, Inc. by Nelson & Frankenberger
Request:	A text amendment to modify the architectural standards applicable to the real estate generally located on the southeast corner of Casey Road and 186 th Street within the Springmill Trails Planned Unit Development (PUD).
Current Zoning:	Springmill Trails PUD District
Current Land Use:	Agriculture
Exhibits:	<ol style="list-style-type: none">1. Ordinance 16-072. Staff Report3. Location Map4. Elevations & Perspectives5. APC Certification
Staff Reviewer:	Amanda Rubadue, Associate Planner

Petition History

This petition was introduced at the March 14, 2016, City Council Meeting. The petition received a public hearing at the April 4, 2016, Advisory Plan Commission (the "APC") meeting. The APC forwarded this petition with a favorable recommendation at its April 18, 2016, meeting. The petition is eligible for adoption consideration at the May 9, 2016 Council meeting.

Project Overview

Project Location: The Petitioner is requesting an amendment to the Springmill Trails Planned Unit Development (PUD) District Ordinance No. 11-19 (the "PUD Ordinance") for the 11+/- acres located on the southeast corner of Casey Road and 186th Street (see **Exhibit 3**).

Project Description: The proposal is to modify the architectural standards to allow for the development of a 23,000 SF church facility within the Springmill Trails PUD (the "Proposal"). A full summary of the proposal can be found in Section 3 of the proposed PUD amendment (see **Exhibit 1**).



Procedural

Public Hearing: Amendments to a Planned Unit Development (PUD) District are required to be considered at a public hearing by the APC. The public hearing for this petition was held at the April 4, 2016, APC meeting. Notice of the public hearing was provided in accordance with Indiana Law and the APC's Rules of Procedure.

Statutory Considerations: The Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zoning map changes that reasonable regard shall be paid to:

- 1) The Comprehensive Plan
 - 2) Current conditions and the character of current structures and uses
 - 3) The most desirable use for which the land is adapted
 - 4) The conservation of property values throughout the jurisdiction
 - 5) Responsible growth and development
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Recommendations / Actions

APC Recommendation

At its April 18, 2015, meeting, the APC forwarded a favorable recommendation of this petition to the Council (vote of: 8 in favor, 0 opposed) (see **Exhibit 5 – APC Certification**).

City Council

Introduction: March 14, 2016
Eligible for Adoption: May 9, 2016
Submitted by: Amanda Rubadue, Associate Planner
Economic and Community Development Department
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